



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELLICOTT CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

May Minutes

Thursday, May 6, 2021; 7:00 p.m.

A public meeting of the Historic Preservation Commission was held on Thursday, May 6, 2021. Due to the State of Emergency and to adhere to social distancing measures, the meeting was not held at 3430 Court House Drive, Ellicott City, but was conducted as a virtual web meeting/conference call.

Mr. Roth moved to approve the March 11, 2021 minutes. Ms. Tennor seconded. The motion was unanimously approved.

MS. Tennor moved to approve the April 1, 2021 minutes. Mr. Roth seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Lewis Taylor

This Agenda identifies the work proposed and includes comments and recommendations from DPZ Staff. The recommendations included here do not constitute a decision of the Commission.

PLAN FOR APPROVAL

Consent Agenda

1. MA-21-05c – 3420 Sylvan Lane, Ellicott City
2. HPC-19-52c – 1805 Marriottsville Road, Marriottsville, HO-191
3. HPC-19-03c – 8156 Main Street, Ellicott City
4. HPC-20-38c – 7912 Savage Guilford Road, Jessup

Regular Agenda

1. HPC-19-31c – 3877 College Avenue, Ellicott City
2. HPC-21-14 – 13355 Clarksville Pike, Highland
3. HPC-21-15 – 6044 Trotter Road, Clarksville
4. HPC-21-16 – 8454 Frederick Road, Ellicott City
5. HPC-21-17 – 8329-8333 Main Street, Ellicott City
6. HPC-21-18 – 3691 Sarah's Lane, Ellicott City

OTHER BUSINESS

1. Ellicott City Design Guidelines Update – discussion of next steps
2. HPC Application Form Updates

CONSENT AGENDA

MA-21-05c – 3420 Sylvan Lane, Ellicott City

Applicant: Robert Z. Hollenbeck

Request: The Applicant, Robert Z. Hollenbeck, requests Final Tax Credit approval for a roof replacement made at 3420 Sylvan Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the house on the property dates to 1920. The Applicant was pre-approved for tax credits to replace the roof through the Executive Secretary pre-approval process on February 18, 2021 in case MA-21-05.

Scope of Work: The application states that \$9,467.20 was spent on repairs to the house. The Applicant seeks \$2,366.80 in final tax credits. The work complies with that pre-approved and the cancelled check and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$2,366.80.

Testimony: Mrs. Kellie Hollenbeck was in attendance, but no further information was given or discussed.

Motion: Mr. Roth moved to approve the application as submitted for a final tax credit in the amount of \$2,366.80. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-52c – 1805 Marriottsville Road, Marriottsville, HO-191

Applicant: Shelly Levey

Request: The Applicant, Shelly Levey, requests Final Tax Credit approval for repairs made at 1805 Marriottsville Road, Marriottsville.

Background and Site Description: This property is not located in a local historic district, but is listed on the Historic Sites Inventory as HO-191. This property was added to the National Register of Historic Places in December 2017. According to the Inventory form, the house on the property dates to 1860-1861. The Applicant was pre-approved for tax credits in November 2019 in case HPC-19-52 to repair the historic stone retaining wall.

Scope of Work: The application states that \$14,000.00 was spent on repairs to the house. The Applicant seeks \$3,500.00 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$3,500.00

Testimony: Ms. Levey was in attendance, but no further information was given or discussed.

Motion: Mr. Roth moved to approve the application as submitted for a final tax credit in the amount of \$3,500.00. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-03c – 8156 Main Street, Ellicott City

Applicant: Donald R. Reuwer Jr.

Request: The Applicant, Donald R. Reuwer Jr., requests Final Tax Credit approval for repairs made at 8156 Main Street, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. The Applicant was pre-approved for tax credits in February 2019 in case HPC-19-03 to remove the shingles from the front of the building and restore the storefront through the replacement of the existing front door and installation of storefront windows.

Scope of Work: The application states that \$39,330.00 was spent on repairs to the building. The Applicant seeks \$9,832.50 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$9,832.50.

Testimony: Mr. Reuwer was in attendance, but no further information was given or discussed.

Motion: Mr. Roth moved to approve the application as submitted for a final tax credit in the amount of \$9,832.50. Ms. Tennor seconded. The motion was unanimously approved.

HPC-20-38c – 7912 Savage Guilford Road, Jessup

Applicant: Kevin Favorite

Request: The Applicant, Kevin Favorite, requests Final Tax Credit approval for repairs made at 7912 Savage Guilford Road, Jessup.

Background and Site Description: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-41, the Commodore Joshua Barney House. It is also listed on the National Register of Historic Places (1978) and contains a Maryland Historical Trust Easement. The Applicant was pre-approved for tax credits in June 2020 in case HPC-20-38 for various repairs related to the HVAC systems and electrical panel upgrades.

Scope of Work: The application states that \$100,654.10 was spent on repairs. The Applicant seeks \$25,163.53 in final tax credits. The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit as submitted, in the amount of \$25,163.53.

Testimony: Mr. Favorite was in attendance, but no further information was given or discussed.

Motion: Mr. Roth moved to approve the application as submitted for a final tax credit in the amount of \$25,163.53. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-31c – 3877 College Avenue, Ellicott City

Applicant: Michael J. Smith

Request: The Applicant, Michael J. Smith, requests Final Tax Credit approval for repairs made at 3877 College Avenue, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District. According to SDAT, the building on the property dates to 1937. The Applicant was pre-approved in case HPC-19-31, to make various repairs to the building. On February 4, 2021 the Applicant submitted for final tax credit approval for a portion of the work, which consisted of repointing the chimney, replacing the crown and applying a waterproof coating to the chimney.

Scope of Work: The Applicant now seeks Final Tax Credit approval in the amount of \$19,628.26 for the remainder of the pre-approved work for the roof replacement, which included:

- 1) Remove all existing, original slate and flashing from house.
- 2) Install 36" PSU 30 ice and water shield throughout eaves, valleys and penetrations.
- 3) Repair or replace any damaged sub-roofing.
- 4) Install titanium synthetic roofing underlayment.
- 5) Fabricate C-4, 5-inch drip edge with 16 oz. copper and install along roof perimeter.
- 6) Install 16x random Vermont Gray/black slates with 7.5-inch exposure.
- 7) Fabricate and install new 16 oz. copper flashing. Seal all flashing.
- 8) Install copper ridge cap and 2-inch bronze snow guards.

The Applicant replaced the entire gutter guard system on the gutters when the roof was replaced, when it was discovered that some guards were deformed or missing. This work totaled the amount of \$566.02 (which would be a tax credit of \$141.51) and was included as an expense in this application, however the work was not pre-approved and is not eligible as a result. The amount eligible for tax credits from the pre-approved work for the roof replacement would be \$77,947.00 for a tax credit of \$19,486.75. The roof replacement complies with the pre-approved scope of work and the cancelled checks and other documentation total \$77,947.00 for a tax credit of \$19,486.75.

Staff Recommendation to the HPC: Staff recommends the HPC approve the final tax credit in the amount of \$19,486.75.

Testimony: Mr. Michael Smith was in attendance, but no testimony was given or discussed.

Motion: Mr. Roth moved to approve the application as submitted for a final tax credit in the amount of \$19,486.75. Ms. Tennor seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-21-14- 13355 Route 108/Clarksville Pike, Highland

Applicant: Ed Rudden

Request: The Applicant, Ed Rudden, seeks Advisory Comments for a site development plan with demolition at 13355 Clarksville Pike, Highland.

Background and Site Description: This property is not located in a historic district or listed on the Historic Sites Inventory. However, it does contain a historic structure and is located in close proximity to the historic Highland crossroads. According to SDAT, the building on the property dates to 1922. The site is 2.24 acres and is zoned B-1.



Figure 1 - Aerial photo from 1952 of Highland.



Figure 2 - Aerial photo from 1975 of Highland.

The County Architectural Historian has evaluated the house and provided the following historical information:

“In 1923 Hardey Cissel purchased 33 acres in Highland that he subdivided into building lots and, at least in this instance, constructed a house on the lot. He sold the property to William and Evelyn Johnson in December 1926, and though the full price is not disclosed in the deed, on the same day the Johnsons mortgaged their property of just over two acres to the Highland Bank for \$3,000. The large sum indicates that the house must have been standing. Less than two years later the Johnsons sold the property back to Cissel and immediately resold it to Annie Parlette, widow of local farmer Winfield S. Parlette, and her daughter Winifred Parlette. They ran a boarding house here in 1930, but not by 1940. After Annie’s death Winifred continued to live here, later marrying late in life. The house passed out of the family in 1985.”



Figure 3 - Aerial photo from 2020 of Highland.

Scope of Work: The Applicant proposes to demolish the existing bungalow and construct a new 2-story office building and parking lot. The new building will be located closer to the street, with the parking behind the building. The proposed new building is shown below in Figure 6. The existing house and interior are shown in Figures 4 and 5.



Figure 4 - Front of building.



Figure 5 - Interior of house



Figure 6 - Proposed office building.

HPC Review Criteria and Recommendations:

Section 16.118. - Protection of Historic Resources

The structure is not located in a historic district and is not listed on the Historic Sites Inventory, so Section 16.118 of the subdivision regulations for the Protection of Historic Resources does not apply.

Section 16.603A. - Review of development plans.

Prior to the initial submittal of an application for subdivision or site development plan approval on a site located in a historic district established under this subtitle, adjoining a multi-site historic district, or that contains a historic structure, the applicant shall request review by the Commission to identify all historic resources on the site and obtain advice from the Commission regarding the design of development.

Section 16.606 (d)(II)(III):

(II) Advise and assist the Department of Planning and Zoning in identifying historic resources on property that requires subdivision or site development plan approval and is located in a historic district established under this subtitle or contains an historic structure. Such advice shall be given prior to the initial plan submittal for either subdivision or site development plans.

(III) Advise an applicant for subdivision or site development plan approval for a site located in a historic district established under this subtitle, Adjoining a Multi-Site Historic District or that contains a historic structure. Such advice shall be provided prior to the initial submittal for a subdivision or site development plan...

While the building has had additions, they have been attached to the side and the rear, leaving the main bungalow building intact. While the application references damage to the building, it is damage and disrepair common to buildings of this age that have been neglected. Historic tax credits could be utilized for the rehabilitation of the building. Demolition of this building will further erode the historic center of Highland.

If the new building is to be constructed, the materials and fenestration on the façade should be simplified. For example, on historic buildings in the vicinity, the use of brick is typically limited to a foundation line, and not incorporated as shown on the drawing on the first floor. It would be more typical to see one material used for siding, and this would allow the new construction to better blend into the historic vernacular of the Highland community.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the demolition of the historic structure and design of the development.

Testimony: Mr. Shad swore in Rob Vogel and Kirk Guillory. Mr. Shad asked if Mr. Vogel had any comments on the staff report. Mr. Vogel provided a brief introduction and noted the structure dates to 1922. He stated that Ken Short has been out to document the property. Mr. Vogel said they have presented the project to the Greater Highland Crossroads Association (GHCA) and they were in favor of this project. Mr. Vogel said there are zoning regulations specific to the Highland community regarding parking, structures and location to the road. The plan will match the setback on the other side of Route 108. Parking will be provided behind the building and the new building will be about 10 feet from the right of way. This project has also been through the Health Department reviews regarding well and septic.

Kirk Guillory is the project architect. He provided a few comments in support of the development, the building height, the close proximity to Route 108 and rear parking, explaining they are consistent with the written and verbal wishes of the GHCA, and adjacent business and property owners. The setback to 108 is desirable to reduce traffic speeds on 108 and visually reinforces a walkable environment. The building will be clad with a naturally quarried stone. Mr. Guillory spoke about the architectural features of the building, such as gables and dormers, and how they relate to the neighboring structures. Mr. Guillory spoke on the condition of the existing home, indicating it was old and in poor shape and had been altered with modern building materials.

Mr. Vogel said that if there was any interior woodwork of value, the property owner would have those items salvaged prior to demolition of the building.

Ms. Zoren said the site plan did not contain the existing building, so it was difficult to understand the location of the existing building in relation to the new building. She asked if the same setback was being maintained. Mr. Guillory said the proposed office building was closer to Route 108 than the existing home, and he estimated it was 15-20 feet closer. He said the existing home has parking in close proximity to 108 and the new building would not have parking along the road. Mr. Vogel provided additional information on the site plan, street trees, sidewalks, powerlines, etc. Ms. Zoren said it would be important to keep the existing setback. She said there is a rural feel to the road in the Highland area and the new site design for the office building is crowding that. She said to keep the setback of the front porch of the existing building for the proposed building.

Ms. Zoren said the scale and design of the office building, seems taller than everything that surrounds it. She said the Highland area tends to be traditional in nature, but the proposed building, with two gables and variation of window types, and the stepping up and down of the materials, is more modern in

nature. She recommended the proposed building be simplified to fit better in scale and architectural style with the surrounding area.

Mr. Reich also questioned the location of the existing structure on the site plan. Mr. Reich agreed with Ms. Zoren's comments. He said that while the zoning allows the development, it is not in character with the area. He does not agree that the bungalow is in poor enough shape to be demolished. He thought it would have been interesting to incorporate the bungalow into the new development. While it is a typical bungalow with additions, the basic character is there and there is an interesting front porch with Tuscan columns. Mr. Reich said the bungalow style is more of the original Highland style than the new development and the bungalow should be moved to a nearby lot for preservation or incorporated into the design. He does like that the new architecture is broken up on the facade with dormers, although the scale is too large.

Mr. Reich asked about the materials on the front façade. Mr. Guillory said the natural stone proposed is a field stone throughout all four facades. He said there is a subtle change in joint pattern between the base and the predominant upper two thirds area. There is an ashlar pattern at the base and a natural pattern above. Mr. Guillory said the new building will mimic the commercial scale of the building on the other side of 108, although noting it is not exemplary in terms of the character of the vicinity. Mr. Reich said the zoning is allowing Highland to change to a retro new town center style rather than something that respects the original rural character of Highland, but noted it was not part of a historic district. Mr. Roth said the Greater Highland Crossroads Association should testify in support or send the Commission a letter in support, rather than the Commission hearing third hand testimony, and disregarded the support. Mr. Roth agreed with the other Commissioners that the proposal is not in-keeping with the rural crossroads.

Ms. Tennor agreed with the comments from Ms. Zoren and Mr. Reich regarding the character of the proposed building. Ms. Tennor appreciated the materials proposed by the architect. She said it is a common theme for the existing structure to be discounted. She said the existing structure represents what the buildings in Highland once were and the modern additions are not valid reasons to discount the value of the structure.

Mr. Shad concurred with the previous comments and requested full sized drawings in the future. He would also like to see a plan showing existing conditions and the new proposed layout to allow for more appropriate comments.

Motion: There was no motion as this was an Advisory Comments application.

HPC-21-15 – 6044 Trotter Road, Clarksville

Applicant: Leah Penza

Request: The Applicant, Leah Penza, requests Advisory Comments on the changes to the site development plan/previous Advisory Comments, at 6044 Trotter Road.

Background and Site Description: This property is not located in a Historic District, but is listed on the Historic Sites Inventory as HO-161, the Henry Warfield/John L. Due House. The property consists of 33.69 acres and is zoned R-ED, Residential: Environmental Development. The property is encumbered with a Maryland Environmental Trust Easement.

The buildings on the property consist of the main historic house, historic smokehouse, historic cottage (historically a summer kitchen), historic spring house, historic corn crib and a modern barn.

The Commission provided Advisory Comments on this plan in case HPC-19-53 in November 2019.



Figure 7 - Smokehouse



Figure 8 - Existing addition on smokehouse

Scope of Work: The Applicant seeks Advisory Comments as the original plans presented to the Commission have changed, and they are now seeking a zoning variance to demolish the historic smokehouse and rebuild and increase the building footprint by 100 square feet. Originally the Applicant planned to reinforce and re-use the stone smokehouse, remove the frame addition and build a new frame addition. The Applicant has since determined there is no existing foundation below the building and plans to demolish the existing stone and frame structure and salvage the stone for re-use. A new foundation will be constructed and then the Applicant will reconstruct the stone building with the same materials, shape and size. A new frame addition will be constructed, to be larger in height and length to create more usable space.

HPC Review Criteria and Recommendations:

Section 16.118 – Protection of Historic Resources

Section 16.118(b)(1) and (2) of the subdivision regulations on the Protection of Historic Resources states: The following guidelines suggests ways to improve project design and do not prohibit either demolition of the historic structure or relocation of burial grounds in accordance with State law.

- 1) Historic buildings, structures and landscape features which are integral to the historic setting should be located on a single lot of suitable size to ensure protection of the historic structure and setting. If demolition is proposed, information explaining this decision shall be provided (structural condition, cost to retain, etc.).*
- 2) Whenever possible, historic resources should be integrated into the design of the subdivision or site plan. If compatible, new and historic structures may be juxtaposed. Alternately, open space may be used to buffer the historic resources from new development.*

The building will be demolished and rebuilt, and the Guidelines do not prohibit demolition. The structure will be rebuilt and will therefore be retained on the property; however, the form could be different due to rebuilding and expansion.

Utilitarian historic structures such as this one typically would not have a foundation. In consultation with a structural engineer, other mechanisms to construct a foundation could be looked into that would be less invasive than deconstruction of the building.

Staff Recommendation to the HPC: Staff recommends the HPC provide advice on the demolition and reconstruction of the stone structure, which is a change to previously reviewed plans.

Testimony: Mr. Shad swore in Leah Penza, the architect, and James Foster, the property owner. Ms. Penza said they intended to keep the stone smokehouse structure and build a new frame structure, but found the stone walls were sitting directly on dirt. She said the mortar holding the stone is crumbling and it is in need of repointing. She also said there are frame headers in poor condition. As a result, they are proposing to remove the stone structure and reconstruct it using modern construction techniques. The redesign of the frame addition will still have a shed roof and frame siding. The building will be brought up to current structural standards.

Ms. Zoren said the proposal seemed reasonable if the structure was deemed to be unsound, with no foundation, and if they intend to rebuild in place with the same materials and only raise the eave of the frame addition. She recommended they keep in mind that part of the charm and beauty of the smokehouse is the older construction techniques that give it a rusticated look, and advised them to keep that look intact.

Mr. Reich said he has renovated several buildings of the same era and he questioned the deconstruction of the stone. He said the stone can be repointed from either side and the stone walls can be underpinned. He said the building has lasted for 100-150 years without falling apart. He said it was common for the walls to go just down under the dirt. He had a similar house, dug out the walls, poured concrete and the walls are stronger than ever. He said it is far better to build additions rather than rebuild with the same stone, for the history of the building. He said there do not appear to be any major cracks in the walls, and the corners have large quoins. He said the historic character will be obliterated and a mason will not be able to build it the same way. The 20-inch walls will be a challenge for anyone to rebuild and maintain the character. He said if it is made larger, there will not be enough stone, so a veneer will be needed and it will not have the same appearance. He said it will also cost more money the way it is proposed, than restoration with a new addition.

Mr. Roth appreciated the Applicant getting use and value out of the older outbuildings. He asked if they had considered alternatives or talked to anyone about putting a proper foundation on it, rather than tearing it down. Mr. Roth said he has two frame barns he has lifted up in order to put a foundation on. He found it hard to believe that the most cost-effective way is to tear down and rebuild it. Mr. Foster said the intention was to improve all of the buildings where they can. In the original manor house, they did repoint all stone walls on the interior and exterior. For the addition, they brought in stone that would match the current house in size and scale. He said they intended to leverage the foundation, but it was not there. He said if they could underpin in areas they would. He said keeping the historical nature and stone in place and keeping the design for every building has been important throughout the entire project.

Ms. Tennor said they were not going to attempt an architecturally reassembled salvage where stone buildings are numbered and stored, to go back into place for when the building is reconstructed. She said this stone structure is in much better shape than most other structures she has seen that go through a similar process. It is her understanding that they will reuse the stones, but not re-assemble the walls as they stand now, and asked if that was correct.

Ms. Penza said that was correct. The plan for rebuilding is to have a wood frame wall on the interior, and add insulation. The stone mason would document and guillotine the stones, so there would be a 6-inch stone veneer on the exterior and a stone veneer on the interior, but there would not be full depth stones.

Ms. Tennor said adding windows to the stone building was a big material change to the historic building and suggested a wood addition where the windows could be accommodated. Ms. Tennor agreed with the other Commission comments.

Mr. Shad echoed Mr. Reich's comments, that before this approach is taken, they consider the underpinning and saving the structure in its place and repair it as needed. Although it will be an attractive building, it will no longer retain the look of the smokehouse. Mr. Foster said they would consider the options presented.

Motion: There was no motion as this was an Advisory Comments application.

HPC-21-16 – 8454 Frederick Road, Ellicott City, HO-338

Applicant: Tim Ebel

Request: The Applicant, Tim Ebel, requests a Certificate of Approval and Tax Credit Pre-Approval to make exterior alterations/additions and repairs to 8454 Frederick Road, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-338, Sam Caplan House/Burgess Tenant House. According to SDAT the building on the property dates to 1899.

The Maryland Historical Trust Inventory information for this property contains a 1987 National Park Service tax credit application. This application shows that a 1970s era mudroom/porch enclosure was removed around 1987-1988 and converted to an open side porch.

Scope of Work: The Applicant proposes to make several exterior alterations and additions and seeks tax credit pre-approval for eligible work. The proposed work is:

- 1) Enclose side porch (the porch that was previously a 1970s era mudroom/enclosed porch and later removed in 1987-1988). The porch is 16 feet deep by 6 feet 6 inches wide. The roof height will remain the same as the existing.
 - a. Windows – Install Marvin double hung 2:2 wood windows with a 1 1/8" external muntin to match the existing windows. Window trim to be Boral TruExterior painted black.
 - b. Siding – Install Boral TruExterior German lap siding, painted Benjamin Moore Van Deusen Blue. The siding reveal will be 4.969" inches, to match historic house. Trim will be TruExterior black trim.
 - c. Door and Screen Door – Install wood door, to be one light over 2 panels, painted black. Install wood storm door, painted black, to match the existing screen doors on the house.
 - d. Roof – Install Western States metal roofing, in a standing seam style. The roof will be black and the panels will be 18 inches wide. The seam style is shown below in Figure 12.
- 2) Make repairs and alterations to the existing historic house.
 - a. Roof – Remove existing asphalt roof and install Western States metal roofing, in a standing seam style. The roof will be black and the panels will be 18 inches wide. The seam style is shown below in Figure 12.

- b. Siding – Paint all siding Benjamin Moore Van Deusen Blue and repair/replace rotten wood German lap siding in-kind as needed. The siding is currently a light tan color.
- 3) Driveway gate – Install black steel gate on driveway, before bridge. The gate design will match the existing steel railing. The gates will be mounted on 6-inch by 6-inch metal posts.

HPC Review Criteria and Recommendations:

Chapter 6.F: Rehabilitation and Maintenance of Existing Buildings; Porches and Balconies

- 1) Chapter 6.F recommends against “enclosing a historic porch, especially on a building’s primary façade.”
- 2) Chapter 6.F states the following is a possible exception, “If additional enclosed space is needed, enclose a porch on a less visible side of a building in a manner that does not destroy its apparent openness and retains details that indicate its original character.”

The side porch to be enclosed was either restored or constructed in 1987-1988; it is unclear what construction the removal of the 1970s mudroom consisted of. Regardless, the side porch proposed to be enclosed is located on the side of the building, not the primary façade, and serves more as a covered stoop than an actual porch (especially when compared to the porches on the front façade of the historic building). The enclosure will be lined with windows, keeping the room visibly open.



Figure 9 - Front facade of house and location of side porch.



Figure 10 - View of side porch.



Figure 11 - Side view of existing conditions and proposed alterations.

Chapter 7: New Constructions: Additions, Porches and Outbuildings

3) Chapter 7.A.1 recommends:

- a. *Design and fit additions to avoid damaging or obscuring key architectural features of a historic building.*
- b. *Attach additions to the side or rear of a historic building to avoid altering the primary façade. Consider the impact of the addition on side, rear and rooftop views of the building from public ways.*
- c. *Design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future.*

The enclosure of the side porch will avoid damaging or obscuring key architectural features, as it will be a small enclosure attached directly to the side porch and not the main historic structure or front porches. The historic nature of the side porch is questionable due to the construction done in the late 1980s. While the enclosed porch will be visible from the street, it will minimally alter the historic structure since the porch structure already exists.

4) Chapter 7.A.4 recommends:

- d. *Design windows to be similar in size, proportion and arrangement to the existing windows. On historic buildings, or any building visible from a public way, windows should have true divided lights rather than interior or sandwiched muntins. A possible alternative is windows that do not have divided lights, but have permanent exterior grilles, appropriately detailed to be compatible with historic wood windows.*
- e. *Use doors and simple entrance designs that are compatible with those on the existing building or similar buildings nearby.*

The proposed windows will be 2:2 wood, matching the muntin pattern on the historic house. Likewise, the door will be a one light over two panel wood door painted black, matching those on the historic house.

5) Chapter 7.A.5 recommends:

- f. *“On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”*

- g. *“For frame construction, use wood siding or wood shingles similar in appearance to the siding or shingles on the existing building... A substitute siding material that is compatible in width, profile, shape, texture and finish to the wood siding on the existing building may be used for additions to nonhistoric buildings, or for additions to historic buildings if wood siding is not a viable option.*

The siding will be Boral TruExterior in a German lap profile. The TruExterior is a poly-ash composite, but looks very similar to wood in texture, density and thickness. TruExterior siding can also be installed using wood-working tools, similar to wood siding. The TruExterior siding complies with the Guidelines, as it is compatible with the historic wood siding, but is not an exact replication, as the material is different.

The proposed roofing on the porch enclosure will be black standing seam metal, which is also proposed to be installed on the main historic house. In both cases asphalt shingles will be removed for the installation of the metal roofing, which is a more historically appropriate roofing type than asphalt. While it is unknown if a metal roof ever existed on this structure, it is reasonable that the roof would have originally been wood shingle and could have been converted to metal and later, asphalt. The Western States standing seam metal roofing appears to only come in one profile, unlike other metal roofs the Commission has reviewed. The seam is slightly wider and more square than previous roofs the Commission has approved, with the goal to have a machine-made standing seam look more like a hand seam. Figure 12 below shows the proposed seam type, while Figure 13 shows the seam type the Commission has reviewed in past applications.

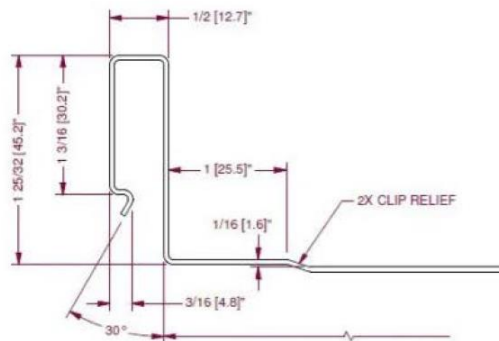


Figure 12 - Proposed Western States seam type



A1000

Figure 13 - Standing seam profile approved in other projects, to best replicate a hand seamed

Chapter 6.E: Rehabilitation and Maintenance of Existing Buildings; Roofs, Dormers and Gutters

- 6) Chapter 6.E explains, “historic roofing materials include wood shingles, metal and slate. Wood shingles were used on the earliest buildings. Metal (including copper, terne metal and later, galvanized steel) and slate become common roofing materials in the mid 19th century.”
- 7) Chapter 6.E recommends, “Replace historic roof materials only when necessary due to extensive deterioration; use replacement material that matches or is similar to the original. If this is not possible, a different material characteristic of the building's style, construction methods and period may be used. (For example, replacing wood shingles with standing seam metal may be appropriate for some early 1800s buildings.)”

In this instance the roof is currently asphalt shingles and is not a historic roofing material. The Applicant proposes to replace the modern asphalt with a historically appropriate metal roofing. This change from a modern material to a historically appropriate material is consistent with the Guideline recommendations

to use historic building materials. The only potential issue with the proposed roofing is the seam type, as mentioned above. The Commission should determine if the proposed seam is appropriate in replicating a hand seamed look, which is what would have existed on a historic building of this age.

Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting

8) Chapter 6.N recommends:

- a. *"Use colors appropriate to the period and style of the building."*
- b. *"Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim."*

The proposed paint color, Benjamin Moore Van Deusen Blue, will be compatible with the style of the building, which is primarily a granite structure with a frame addition. The blue will be compatible with the blue and gray colors found in the Ellicott City granite on the historic house.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

9) Chapter 9.D recommends:

- a. *"Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."*
- b. *"Install open fencing, generally not more than five feet high, of wood or dark metal."*

The Guidelines do not specifically address gates. However, the proposed gate will be constructed to match the existing railing, which was approved by the Commission. The gate will be compatible with the setting and will be constructed of black steel, which complies with the Guideline recommendations.

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Approve Items 1a, 1b and 1c for the new porch enclosure.
- 2) Determine if Item 1d and 2a, the standing seam metal roof has an appropriate seam and approve, deny or modify accordingly.
- 3) Approve Item 2b, the painting and repair of the siding on the existing house.
- 4) Approve Item 3, the driveway gate.

Testimony: Mr. Shad swore in Tim Ebel. Mr. Ebel said that he was open to using a different type of standing seam roof and was not seeking tax credits for the work.

Ms. Zoren said the design fits with the historic house. She said enclosing the side porch, since it is not historic, will not devalue the historic character of the structure. Ms. Zoren asked for clarification on the material used on the existing house siding for the repair work. Mr. Ebel said he would be using wood. Ms. Zoren would prefer to see a more hand seamed look on the standing seam roof. Mr. Ebel agreed. Ms. Zoren said that otherwise it was a very nice design.

Mr. Reich said that everything looked carefully considered. The windows are appropriate and enclosing a side porch made sense. The gate looked appropriate for the metal railing design on the bridge. Mr. Reich agreed with the comments on the standing seam, he said the vertical seam was good and something better would be hand seamed. He suggested they might want to consider 16 inches on center, which would look more original.

Mr. Roth liked the design of the gate and concurred with Ms. Zoren and Mr. Reich regarding the roof.

Ms. Tennor said the height of the porch roof will remain the same as the existing, but she said the drawings indicate a steeper pitch. She asked if that was just the drawing appearing different and Mr. Ebel said that was just the drawing. Ms. Tennor asked if the elevation of the wall that will no longer be visible will remain the same behind the new porch. Mr. Ebel agreed it would remain the same. Mr. Shad said it was a great design and was considerate of the original intentions of the house.

Motion: Mr. Roth moved to approve the proposal as submitted, with the exception of the standing seam metal roof. A standing seam roof of a more traditional style will be approved, subject to staff approval, and can go through the Minor Adjustment process if appropriate. Mr. Reich seconded. The motion was unanimously approved.

HPC-21-17 – 8329-8333 Main Street, Ellicott City, HO-325

Applicant: Paula Dwyer

Request: The Applicant, Paula Dwyer, requests a Certificate of Approval to make exterior alterations and repairs at 8329-8333 Main Street.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-325, Caleb Merryman's Two Frame Buildings. According to the Inventory form, the buildings date circa 1830-1835.

Scope of Work: The Applicant proposes to make the following alterations to the building and rear yard:

Rear Yard

- 1) Clearing and removal of brush and grass, removal of trees that are less than 12 inches in diameter located at the rear of the property. Existing shrubs and plantings on the fence shared with La Palapa will be removed.
- 2) Install a perimeter of new native plantings along the same area, including Mountain laurel, Inkberry (female) evergreen, viburnum, hydrangea, Black Eyed Susan, Purple Sage, Lavender, Iris, Milkweed, Daises and Zinnias. An existing dogwood will remain and one more dogwood will be planted.
- 3) Remove existing brick pavers.
- 4) Level rear area where brick and lawn were located and install bluestone pavers.
- 5) Remove existing fence on Merryman Street side of property.
- 6) Install new black aluminum fence on Merryman Street side of property and around parking area, using a fence style found throughout the historic district.
- 7) Add an elevated composite deck to the rear of the property, located adjacent to the existing park slab. The proposed product is Cali Bamboo, a composite deck material that is moisture resistant.
- 8) Repair and paint retaining wall, which is visible from the rear yard and retains the street. Repair retaining wall with quickset concrete and paint Sherwin Williams On the Rocks 7671, a tan color.
- 9) Use black metal tables and chair for outdoor seating.
- 10) The Applicant seeks tax credit pre-approval for these items, but they are not eligible per Section 20.112 of the County Code.

House

- 11) Paint shutters Sherwin Williams Tricorn Black 6258. The shutters are currently a brown color. The Applicant seeks tax credit pre-approval for the work.
- 12) Replace three existing historic wood front doors with three new wood doors (African Mahogany) in a ¾ light over one panel and remove existing transoms. The new doors will be

painted Sherwin Williams Rapture Blue. The Applicant seeks tax credit pre-approval for this work. Currently there are three doors on the front façade of the building, consisting of:

- a. 8329 Main Street – Unpainted wood paneled door. One light transom above door. Full light wood storm door over main door. This door is not as easy to see in the 1977 photo. In the 1977 photo, there is an AC unit in the transom over the door, so the current one light transom may not be original.
- b. Middle door between duplex units – This is a sallyport (alley between duplex building leading to rear yard) with a door. The door is a half light (filled in and painted) over three horizontal panels. This door is evident in a 1977 photo from the Inventory form.
- c. 8333 Main Street – Half light over two vertical panels door. This door has a four-light transom over the door. This door is evident in a 1977 photo from the Inventory form.



Figure 14 - Photo from HO-325 form, September 1977



Figure 15 - Google Streetview of existing front facade, July 2019

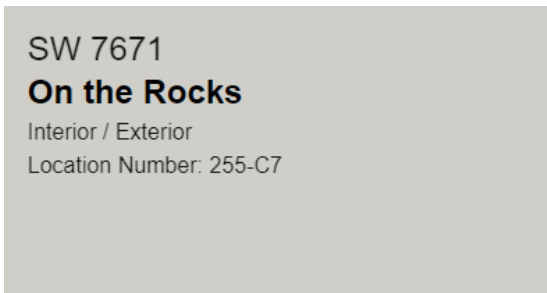


Figure 16 - Proposed retaining wall color.



Figure 17 - Paint sample board. Blue color is proposed for door, black for shutters, siding to remain as-is.



Figure 18 - Proposed outdoor tables and chairs.

HPC Review Criteria and Recommendations:

Rear Yard

Chapter 9.B: Landscape and Site Elements; Trees and Other Vegetation

- 1) Chapter 9.B states the following is Routine Maintenance:
 - a. "Removing shrubs or other low vegetation."
 - b. "Planting trees, shrubs or other vegetation, except as listed above under "Work that Requires a Certificate of Approval"
- 2) Chapter 9.B states the following work requires a Certificate of Approval, "Removing live trees with a diameter of 12 inches or greater 4.5 feet above ground level."
- 3) Chapter 9.B recommends, "Retain mature trees and shrubs. Provide for their replacement when necessary."

The proposal to clear the existing vegetation does not require approval and would be considered routine maintenance, as does the proposal to install new native plantings.

The proposed tree to be removed has three trunks and may require approval if all three trunks total 12" inches or greater (for multi-stemmed trees, the size is determined by measuring all the trunks, and then adding the total diameter of the largest trunk to one-half the diameter of each additional trunk). The Applicant proposes to utilize the area for seating and the tree is currently blocking that area. The Applicant proposes to plant a new dogwood tree.

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

- 4) Chapter 9.D recommends:
 - a. "Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

- b. *“Construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.”*
- c. *“Install open fencing, generally not more than five feet high, of wood or dark metal.”*

The proposed black aluminum railing will be the same type as one found throughout the historic district and complies with the Guideline recommendations.

The proposal to remove the existing brick pavers and install bluestone pavers also complies with the Guidelines. Bluestone is a typical material used in the district and complies with the Guideline recommendations.

The proposed Cali Bamboo product is made from 60% wood and 40% plastic. The appearance and texture is compatible with actual wood products when compared side by side, although the product does not feel like wood. The platform deck will not be located adjacent to the historic structure, but will be detached in the rear yard, next to a bluestone patio and the current elevated driveway pad (proposed eating area). This product may be an improvement over pressure treated wood, which tends to crack, warp and splinter over time.

Chapter 10.C: Parking Lots, Public Streets and Street Furniture

5) Chapter 10.C recommends:

- a. *“Use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal.”*
- b. *“Select street furniture that reinforces Ellicott City’s identity as a historic district.”*

The proposed outdoor tables and chairs, which will be located in the rear yard, rear parking pad, front porch and front yard comply with the Guideline recommendations.

House

Chapter 6.N: Rehabilitation and Maintenance of Existing Buildings; Colors and Painting

1) Chapter 6.N recommends:

- a. *“Use colors appropriate to the period and style of the building.”*
- b. *“Use colors that are generally compatible with (and do not clash with) the colors used in the district, particularly on neighboring buildings. On attached buildings, use the same colors or a coordinated color scheme whenever possible. In general, use calm or subdued colors, reserving bright colors for small, important details such as doors or trim.”*

The proposal to paint the shutters black complies with the Guidelines. Black is a common color for shutters and will also be compatible with the tan siding on the building.

The proposal to paint the doors Sherwin Williams Rapture Blue also complies with the Guidelines recommendation to reserve bright colors for small important details such as doors or trim. It is unclear if the bright blue will be compatible with the tan siding and Staff has requested a sample paint board for the Commission’s review.

The proposal to paint the retaining wall complies with the Guidelines, as it will be a neutral color. The retaining wall is currently in poor condition and the repair and painting will improve the aesthetic appearance of the wall.

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

2) Chapter 6.G recommends:

- a. *"Maintain and repair original doors, frames, sills, lintels, side lights and transoms. Weatherstrip doors to reduce air infiltration."*
- b. *"When repair is not possible, replace historic doors and entrance features with features of the same size, style and finish."*
- c. *"Replace inappropriate modern doors with doors of an appropriate style. If documentary evidence of the original door is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building."*
- d. *"Restore doorways, transoms or sidelights that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building's historic appearance."*

The existing one light over 2-panel door at 8333 Main Street is a historic door, probably circa 1890-1915. The door at 8329 Main Street does not appear to be historic. The Guidelines recommend replacing historic doors with doors of the same size, style and finish, and replacing inappropriate modern doors with new doors of an appropriate style, based on documentary evidence. It would be most appropriate to replace the door at 8329 Main Street with a door matching that at 8333 Main Street, since it is an existing historic door. If the existing door at 8333 Main Street cannot be repaired, it should be replaced in-kind, matching the existing in size, style and finish.

The proposal to remove the transoms does not comply with the Guidelines, as they are historic building features. The 4-light transom should remain in-place and not be removed, as it is a historic building feature. The one light transom at 8329 Main Street was most likely originally a 4-light transom, but appears to have been altered when the AC unit was installed and later removed (see Figure 14, 1977 photo above). The one light transom should be replaced with a 4-light transom, matching that at 8333 Main Street, but should not be removed.

The middle door between the two duplexes is actually a sallyport door (although it resembles a front door leading to an interior space), which leads through an alley between the buildings to the rear yard. There are several examples of sallyport doors in Ellicott City, but they are most commonly seen in Baltimore City. The existing sallyport door could be 50 years old or more, which would make it a historic door. Typically, sallyport doors are open iron or wood doors and do not look like a front door (as this one does).

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Approve Items 1-9, the alterations to the rear yard.
- 2) Verify the diameter of the tree to be removed with the Applicant and determine if it can be removed.
- 3) Deny Item 10, tax credit pre-approval, which the rear yard items are not eligible for.
- 4) Approve Item 11, painting the shutters black. Pre-approve tax credits for this item.
- 5) Determine if the front doors, Items 12 a, b and c require replacement.
 - a. If the doors require replacement, Staff recommends the HPC recommend against the proposed replacement doors, which do not comply with the Guidelines. The door at 8333 Main Street is historic and should be replicated for use at 8329 and 8333.
 - b. Provide advice on a replacement sallyport door, which will no longer lead to a rear alley.
 - c. Deny removal of the four-light transom at 8333 Main Street, as it does not comply with the Guidelines.
 - d. Recommend replacement of the one-light transom at 8329 Main Street with a four-light transom to match the historic transom at 8333 Main Street.

Testimony: Mr. Shad swore in Paula Dwyer, the Applicant and Lucas Browning, the contractor. Ms. Dwyer explained that she is applying for a change of use, and that is why she is requesting to make alterations for the back of the building. She said now that she is aware that the door at 8333 Main Street is historic, she would like to agree and move forward with the staff's recommendation, either keeping the door if she can fix it, or replace in-kind and keep the transoms. At 8329 Main Street she will match the historic door at 8333 and keep the transoms, if possible.

Mr. Reich summarized the rear alterations, bluestone pavers, and new fencing, and said it all looks appropriate. He asked the Commission to determine if the blue paint for the front doors was too bright. Ms. Dwyer said she found another door down the street of a similar color. He said if she will make the doors compatible, as Staff recommended, that is fine and everything else seems reasonable.

Mr. Roth said the application looks fine. He said the river birch is a native species, but well under the size limit, so he is fine with removal. He said everything else looks fine, and the Applicant's willingness to preserve the historic door and transoms is commendable. He found the door color acceptable and had no questions.

Ms. Tennor asked about the deck in the rear and how many steps it would have. Mr. Browning said the deck will be approximately two to three steps up, as they are trying to only have about two steps to reach the rear parking pad, so it will be relatively low. Ms. Tennor said the decks they have approved in the past have all been pine or wood. She asked staff about materials typically approved for decks. Ms. Holmes clarified that other materials have been approved for use on rear decks versus front porches. Ms. Tennor asked what material would be used for the deck structure and vertical members. Mr. Browning said the structural supports will be pressure treated pine wood. Ms. Tennor confirmed a railing would not be needed, because the deck is sitting lower than one that requires a railing.

Ms. Tennor expressed concern about the proposed door color. She said that given it was set back and shaded by the porch, it might be muted by its surroundings a bit. Ms. Tennor asked if the doors will be equally used as entrances. Ms. Dwyer said they both will be used. Ms. Tennor said the sallyport door would be easier to retain if it was painted the same color as the siding.

Ms. Zoren agreed with previous comments and the staff recommendations on retaining the doors and transoms. Ms. Zoren expressed some concern on the bright door color, but as Ms. Tennor mentioned, it is set back in shadow. Ms. Zoren recommended a shade more muted on the blue would also be acceptable. Regarding the composite decking, she said that in this situation it is appropriate due to the distance from the house, it is not physically connected to the structure and not visible from Main Street. This composite has a less plastic texture than other composites presented in the past.

Mr. Shad did not have any comments to add.

Ms. Holmes asked the Applicant if all three doors would be painted the blue. Ms. Dwyer said that only the entrance doors would be painted blue and the sallyport door would remain the color of the siding.

Ms. Tennor said the request for tax credit pre-approval on the rear yard items has been withdrawn.

Motion: Ms. Tennor moved to approve:

- 1) Items 1-9, the alterations to the rear yard and removal of the plant material.
- 2) Item 11 for painting shutters and tax credit pre-approval.

- 3) For the front doors the Applicant will restore the doors to the historic condition of the door at 8333 Main Street, and if the doors cannot be restored, the Applicant will replicate the door for 8329 to resemble the historic door at 8333. The 8329 transoms will be reinstated to the 4 light transom, as at 8333. The two entrance doors will be painted blue with the center door to match the siding. Tax credit pre-approval for the restoration/replication of doors and transoms.

Mr. Reich seconded the motion. The motion was unanimously approved.

HPC-21-18 – 3691 Sarah’s Lane, Ellicott City

Applicant: Kimberly Kepnes

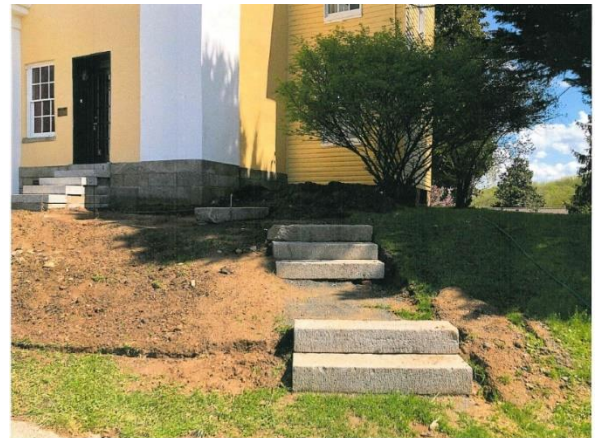
Request: The Applicant, Kimberly Kepnes, requests a Certificate of Approval to make exterior alterations at 3691 Sarah’s Lane, Ellicott City.

Background and Site Description: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-59, Mt. Ida. The Inventory form explains that the traditional date for the construction of "Mount Ida" is given as 1828, but documentary research calls this into question, suggesting that construction likely began c. 1831-1833.

In October 2020, the Applicant presented an application to the Commission in case HPC-20-70 for approval of certain exterior alterations and advice on the northwest porch. In February 2021, the Applicant presented another application to the Commission in case HPC-21-03 for approval of exterior alterations, such as constructing driveway entrance columns and lights, constructing a first-floor porch, adding shutters to the structure, installing fencing and adding a sidewalk to the new porch.

Scope of Work: The Applicant seeks approval for the following items:

- 1) **Bluestone path** – Install a bluestone path leading to the northwest/service entry door. The path will contain 6 granite steps (the granite is approximately 4 feet long). There will be two landings along the path that will be constructed of bluestone tile. Landing #1 will be approximately 4 feet by 5 feet and the second landing will be approximately 4 feet by 6 feet. The path will be approximately 6 feet wide by 16 feet long and will be constructed of bluestone tiles to match the recently approved northeast path.
- 2) **Metal Railings** – Remove existing aluminum railings (3/4" x 3/4" square with 3.5" between balusters) along northwest steps to building. Install new black metal (powder coated wrought iron or fabricated steel) square picket hand railings along the northwest/northeast pathways and stairways. The railings will be located along the new pathway and granite steps as detailed in the application, to include:
 - a. One railing installed on the outside edge of each landing area, for a total of five railings.
 - b. One railing installed on the outside edge of each path, for a total of 2 railings.
 - c. One stairwell handrail will be installed on both sides of the granite service entry steps.



3691 Sarah's Lane, Ellicott City MD 21043 HPC May 2021 Service Entry Path with Granite Steps
Figure 19 - Install bluestone path and granite steps on northwest side to service entry, mirroring path on northeast (left) side of new porch.

- d. One stairway handrail will be installed at the new granite steps to the building in place of a previous approval for a wood handrail, so all handrails will match.

3) Parking Lot –

- a. Existing portion of asphalt parking area to be coated with two layers of gray granite tar and chip gravel surface, size #7-8.
- b. Install new triangular parking area, to square off overall parking lot with sub-base gravel RC6 with two layers of gray granite tar and chip gravel surface, size #7-8.
- c. Install a 4-foot by 65-foot landscape island. Install four crape myrtle trees in island.
- d. Install concrete parking bumpers to identify parking spaces.
- e. Install a cobblestone perimeter edging along north and northeast section of parking area.
- f. Stripe the ADA space and install ADA sign.



Figure 20 - Proposed parking expansion.

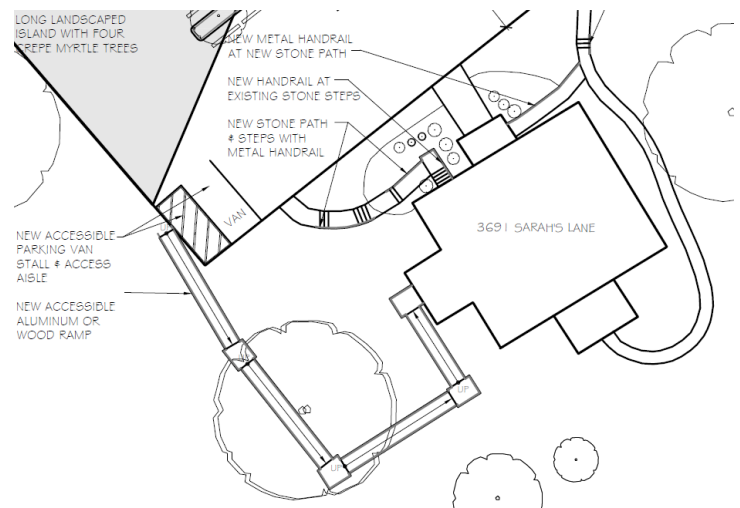


Figure 21 - Proposed ADA parking space and location of ramp.

4) ADA Door and Ramp –

- a. Install a wood ADA entry door on the side building addition. The new door will match the green color on the existing doors.
- b. Install a fabricated metal ramp or a wood ramp at the building addition. The ramp is to be installed on the far-right side of the parking lot (if facing the building) and will lead to a side door on the addition. The ramp will consist of three section of approximately 30 feet and one section of approximately 15 feet, for a total of 105 feet ADA compliant ramp, with compliant platforms every 30 feet. The aluminum ramp would be silver and the wood ramp would be pressure treated wood stained Behr Harbor Gray.

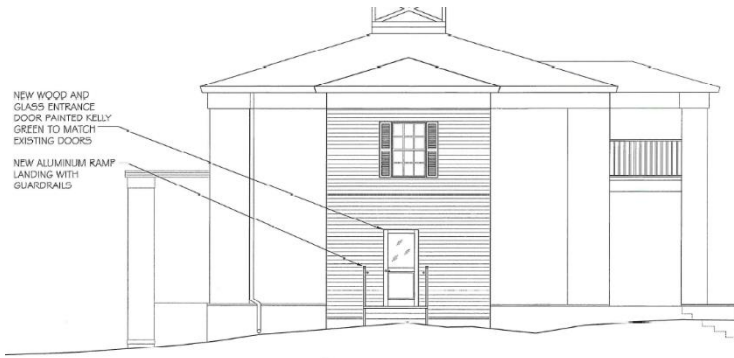


Figure 22 - Proposed new ADA door on side of building.



Figure 23 - Location of proposed ADA ramp.



Figure 24 - Proposed gravel color for parking lot.

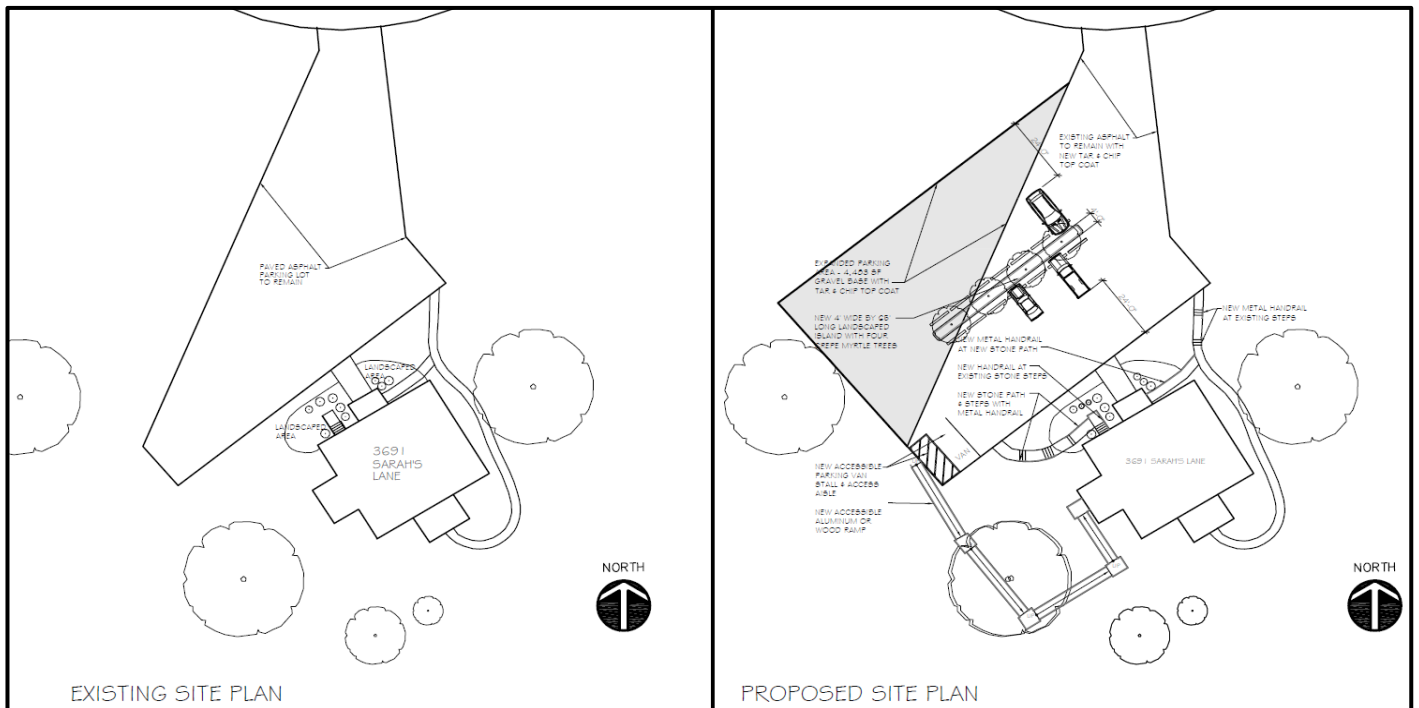


Figure 25 - Existing and proposed site plan.

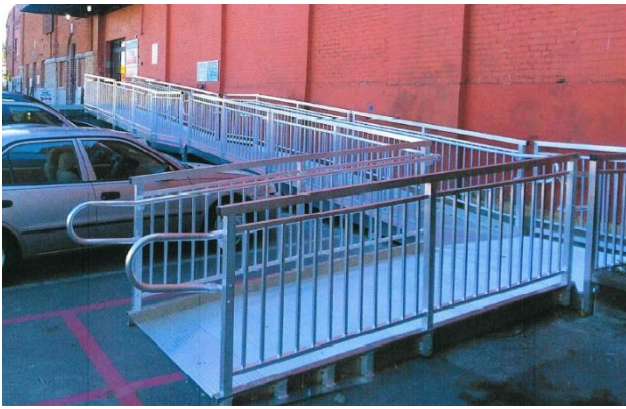


Figure 26 - Example of proposed aluminum ramp.



Figure 27 - Proposed stain color (Behr Harbor Gray) if wood ramp is constructed.

HPC Review Criteria and Recommendations:

Chapter 9.D: Landscape and Site Elements; Walls, Fences, Terraces, Walkways and Driveways

6) Chapter 9.D recommends:

- d. *"Construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."*
- e. *"Construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone."*
- f. *"Install open fencing, generally not more than five feet high, of wood or dark metal."*

The proposed removal of the existing aluminum railings and installation of the new black powder coated wrought iron or fabricated steel railings will make all railings on the property one consistent type and will be of a sturdier material than the current aluminum. The proposed railings will be similar to others found in the historic district. The railing complies with the Guideline recommendations.

The proposal to install the bluestone path is consistent with a different path approved in HPC-21-03, so there will be consistent use of stone materials for new paths on the property. The proposed bluestone path complies with the Guideline recommendations.

Chapter 10.A: Parking Lots, Public Streets and Street Furniture; Paving Materials and Street Design

7) Chapter 10.A recommends:

- a. *"Where historic materials such as cobblestone surfaces and granite curbs exist, maintain and preserve these materials in place."*
- b. *"For plazas, driveways, parking lots, walkways and other paved area, used stone or stone-like materials as alternatives to asphalt or concrete where practical."*

The parking lot does not currently contain cobblestone that can be preserved in place, however the Applicant proposes to add cobblestone edging to the parking area, introducing a historic material to the parking lot, which is consistent with Guideline recommendations. The cobblestone is not sited on the plan so the design should be in compliance with all ADA requirements to accommodate walkways and openings and not create trip hazards.

The proposed tar and chip parking lot surface complies with the Guidelines to use stone-like materials as alternatives to asphalt.

Chapter 10.B: Parking Lots, Public Streets and Street Furniture; Off-Street Parking

- 8) *Chapter 10.B recommends, “use landscaped area, including trees, around the border of and within parking area to provide shade and visual interest and to break up large expanses of paving.”*

The proposal to add crape myrtles into the landscaped island in the parking lot complies with the Guidelines but may be a buffer to the viewshed of the structure, since the existing parking lot is already in the viewshed. The tree variety was not identified in the application, so the size of the crape myrtles is not known. Trees and landscaping could also be planted and clustered in a manner that will not further detract from the historic viewshed, such as by adding it to the perimeter of the parking lot to buffer cars from the structure or clustering within the island. Any future expansion of the parking lot, if needed, should be considered further away from the building’s historic viewshed.

Chapter 10.B: Parking Lots, Public Streets and Street Furniture; Off-Street Parking

- 9) *Chapter 10.B recommends, “locate new parking facilities to minimize the impact on historic buildings and streetscapes. Design parking area, curb cuts and driveways to be no larger or wider than necessary to accomplish their function. Minimize disturbance of existing topography and mature trees.”*

Creating a parking lot directly in front of a historic building would not be recommended, as typically a drop off or circular driveway is most appropriate. However, this parking lot currently exists adjacent to the entrance. Aerial photography dating to the 1970s/1980s shows the lot has been triangular in shape. The proposal to make the parking lot more rectangular is practical for the design of a parking lot, but the lot should not be larger than necessary in order to comply with the Guidelines. The proposed expansion of parking is 4,483 square feet and the site plan does not provide overall measurements of the parking lot, but it appears the final proposed lot would be close to 10,000 square feet of finished parking. The existing linear parking is approximately 120 feet, accommodating a row of an estimated 12-13 spaces, pending ADA parking (using the standard 9x18 foot size of a parking space).

Chapter 7.A.1: New Construction: Additions, Porches and Outbuildings; Building Additions; Preserving Historic Building Features

- 10) *Chapter 7 recommends:*
- a. *“Design and fit additions to avoid damaging or obscuring key architectural features of a historic building.”*
 - b. *“Design additions so that the form and integrity of the historic structure would be unimpaired if the addition were to be removed in the future.”*

The location of the ramp complies with the Guideline recommendations. The ramp will not damage or obscure key architectural features of the building. The Applicant originally wanted to install the ramp at the existing service entrance on the front/northwest side of the building (historically the rear), but the grade change did not work.

Chapter 7.A.5: New Construction: Additions, Porches and Outbuildings; Building Additions; Materials

- 11) *Chapter 7 recommends:*
- a. *“On any building, use exterior materials and colors (including roof, walls and foundations) similar to or compatible with the texture and color of those on the existing building. Avoid exact replication that would make an addition appear to be an original part of a historic building.”*

The proposal to construct the ramp out of silver/unpainted aluminum does not comply with the Guideline recommendations, as it is not common to see silver aluminum materials in the district. One alternative type that would better comply is a black metal ramp; an example is shown below in Figure 28. A black metal ramp would better blend with the new black metal railings proposed for use on the property and black metal is a common fencing/railing type found in the district. Adding ADA accessibility to the structure is appropriate but should fully comply with the ADA requirements, including slope, railings, landings and parking layout. The other proposal to construct a wood ramp out of stained wood complies with the Guidelines, but a metal ADA railing may still need to be added for compliance, as shown in Figure 29. A ramp is for wheelchair accessibility, but ADA requirements also are intended to accommodate all disabilities such as blindness or walking disabilities beyond the wheelchair, so all factors for accommodations should be considered.



Figure 28 - Example of black metal ramp.



Figure 29 - Example of wood ramp with metal railing.

Chapter 6.G: Rehabilitation and Maintenance of Existing Buildings; Entrances

12) Chapter 6.G recommends against, “cutting a new entrance into a primary façade or any location where it destroys historic features important to the building’s character.”

The proposed installation of the ADA door on the framed addition side of the building (west side) will not destroy any historic features important to the building’s character. The side of the building is wood siding, with no other features where the door is proposed.



Figure 30 - Proposed location of ADA door, to be accessed from proposed ramp.



Figure 31 - Close up view of proposed door location.

Staff Recommendation to the HPC: Staff recommends the HPC:

- 1) Approve Item 1, the proposed blue stone path.
- 2) Approve Item 2, the proposed removal of the existing aluminum railings and approve the installation of the black metal (powder coated wrought iron or fabricated steel) square picket hand railings.
- 3) Determine if Item 3, the proposed alterations to the parking lot, complies with the Guidelines, which recommend “to be no larger or wider than necessary to accomplish their function” and “use landscaped area, including trees, around the border of and within parking area to provide shade and visual interest and to break up large expanses of paving.”
- 4) Approve Item 4.A, the installation of the wood ADA door on the side of the building.
- 5) Determine if the proposed aluminum or wood ADA ramp, Item 4.B, complies with the Guidelines and approve, deny or modify accordingly.

Testimony: Mr. Shad swore in Kimberly Kepnes, the Applicant. Mr. Shad asked Ms. Kepnes if she had any comments on the staff report. Ms. Kepnes said the intent of the parking was to improve the viewshed. By bringing the triangular area into a rectangle, she believed it created more visual interest. She explained the code was requiring a backup space of 24 feet, and that is larger than originally intended, but was required by code. She said it was the minimum requirement. Regarding the ADA ramp, she said the entire building sits on a slope and they have spent considerable time looking for opportunities to have a ramp that is the least intrusive to the site and doesn’t cut into the hillside. She said the building site is about 8 feet higher on all sides. She said the ramp will not interfere with the existing trees, although the canopy may need to be raised. She said the ramp has a slight turn to get around the hillside and they will be able to landscape around it.

Mr. Reich said he understood the requirement for the parking area.

Ms. Kepnes said they asked for the option on the fabricated ramp due to the cost and availability of lumber for the wood ramp. Mr. Reich asked if there was any way to grade in order to turn the ramp into a walkway. She said they considered concrete, but it didn’t seem feasible. Ms. Kepnes discussed the visibility of the ramp in its proposed location. Mr. Reich asked about installing a lift at the door. Ms. Kepnes explained that adding a lift doesn’t make sense, because they still need the ramp to get someone to that door.

Mr. Reich asked about the crape myrtles and asked if they could be put in two separate islands, leaving the view of the building elevation exposed. Ms. Kepnes said a mature crape myrtle will sit below the porch elevation. She said the viewshed they are looking at is that coming in from the driveway and explained why they do not find the crape myrtles will block the viewshed. She thought the crape myrtles would be nice because they blossom at a different time than the cherry blossoms along the fence line. Mr. Reich stated they do not get very dense.

Mr. Roth discussed the parking lot and said he was trying to imagine what it would look like when the lot is full of cars and blocked by crape myrtles. He asked if it would be possible to move the parking off to the side of the building, with a circular drive with a garden in the center, in order to avoid cluttering the view of the building. Ms. Kepnes said she found her proposal accomplishes that. She said that at some point it was a crushed stone parking area. She explained the various materials found in the parking area and said they are not proposing to improve it with asphalt, but rather tar and chip to take it back to a more appropriate surface. She said the lawn at the triangular part is already crushed stone and broken asphalt. Mr. Roth asked where the parking spaces are located. Ms. Kepnes said the site plan shows the parking spaces around the island. Mr. Roth asked how many parking spaces there were. Ms. Kepnes said

there were 7 spaces on each side of the island. Mr. Roth expressed concern with parked cars in front of the building and Ms. Kepnes said there has always been cars in front of the building and they are pulling them away from the building. Mr. Roth asked if the 14 parking spaces could be pulled away to the left side of the building. Mr. Roth thought the setting was being destroyed.

Mr. Taylor asked if there were a certain number of parking spots the building had to have for the proposed use. Ms. Kepnes said there is a minimum, but no maximum. Ms. Kepnes said they gained two spaces when they reduced the size of the island, so it went from 6 per side to 7 per side. She said the architect advised on the 24-foot back up requirement and the island was reduced. She said she was required to have 13 spaces. Mr. Taylor asked if they discussed variances with DPZ on the back up distance. She said they have not received any variances. Ms. Zoren asked if the architect looked at one-way traffic, which typically allows a reduction in back up space. Ms. Kepnes said they did not discuss that, but will ask for opportunities to reduce the 24-foot requirement.

Ms. Zoren said the parking is an inefficient layout. She said in the same space, more spaces could be achieved by double loading the island and shifting the island and adding a drop off zone. Ms. Zoren displayed a sketch showing an alternate parking scenario that achieves more spaces and reduces the lot width. Ms. Kepnes explained that while this is the view of the building from the road, it is the back of the building. She is trying to pull the spaces away from the building and does not want to create parking in the grass area, as recommend by Mr. Roth, which she finds to be part of the viewscape. She said the property looking to the left is an important aspect. She said pulling the parking back from the building achieves that viewshed.

Ms. Tennor said the house sits up on a knoll and is above the parking area. She asked if Mr. Roth's concerns could be mitigated if there was some landscaping on the far edge of the parking lot, that would not obstruct the view of the house, but would buffer the cars upon entrance to the lot. Ms. Tennor offered a few suggestions to improve the parking and landscaping scenario with screening on the edge. Ms. Kepnes and the Commissioners continued to discuss the viewshed and ways to mitigate impacts. Mr. Roth said the area in the front of the island on the opposite side of the building means you see cars. He said Ms. Tennor has a good notion to put landscaping at the edge of the parking lot, so cars are not visible with the backdrop of the building. Ms. Kepnes explained they wanted a bigger island for a greater buffer, but the code required the 24-foot back up. The Applicant and Commission discussed creating a T on the island for landscaping. Ms. Zoren presented a sketch displaying the discussion. Ms. Kepnes said they could slide the island over more, so that it is the minimum distance to make the turn and pull it away from the viewshed. Mr. Roth asked the Applicant to return next month with renderings of the viewshed. Ms. Kepnes agreed to continue the parking to next month and return with other renderings.

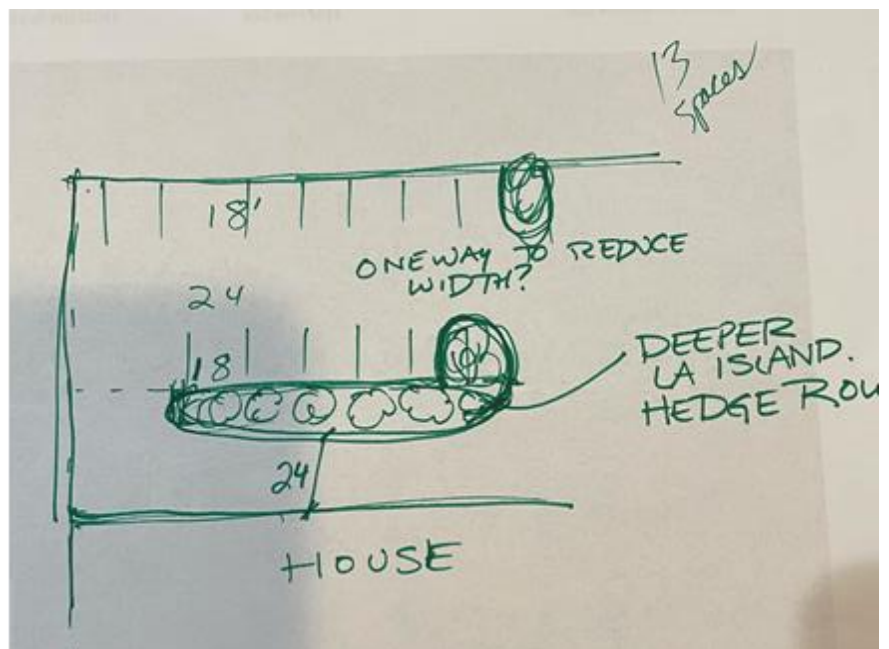


Figure 32 - Ms. Zoren's sketch during the meeting, showing the double loaded parking and a T-landscape island.

Ms. Zoren requested a hedgerow to shield the metal ramp. She recommended leveling the existing grade of the ADA space, cutting 12-20 feet off the ramp, by bringing up the corner where the ramp starts. Ms. Zoren said part of it would be sidewalk as well, leading to the ramp.

Mr. Shad had no questions.

Motion: Mr. Roth moved to approve items 1, 2 and 4 as submitted. Mr. Reich seconded. The motion was unanimously approved.

OTHER BUSINESS

1) Design Guidelines Updates – discussion of next steps

Ms. Holmes gave an update on the editing process and asked the Commission to consider how Staff can provide drafts, whether by holding a separate meeting or adding to the end of a regular meeting. Mr. Roth suggested seeing a table of contents. Staff will work with Office of Law on setting up meetings.

2) Updating HPC Application Form

Ms. Holmes updated the Commission on the new County website and the HPC forms that will be updated in this process.

Mr. Shad moved to adjourn at 10:09 pm. Mr. Roth seconded. The motion was unanimously approved.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

S. Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner